



City of  
**Kelowna**

# OCP22-0008 Downtown Building Heights Mapping for Ellis Street

OCP Amendment Application

# Purpose

- ▶ To amend the 2040 Official Community Plan to change the Building Heights Map, specifically as it relates to the east side of Ellis Street from Bernard Avenue to Clement Avenue.

# Development Process

July 26, 2022

Development Application Submitted



Staff Review & Circulation



Public Notification Received



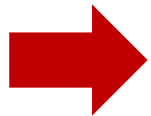
Initial Consideration



Public Hearing & Reading Consideration



Final Reading



June 12,  
2023



Council  
Approvals

# Review Area & Subject Properties

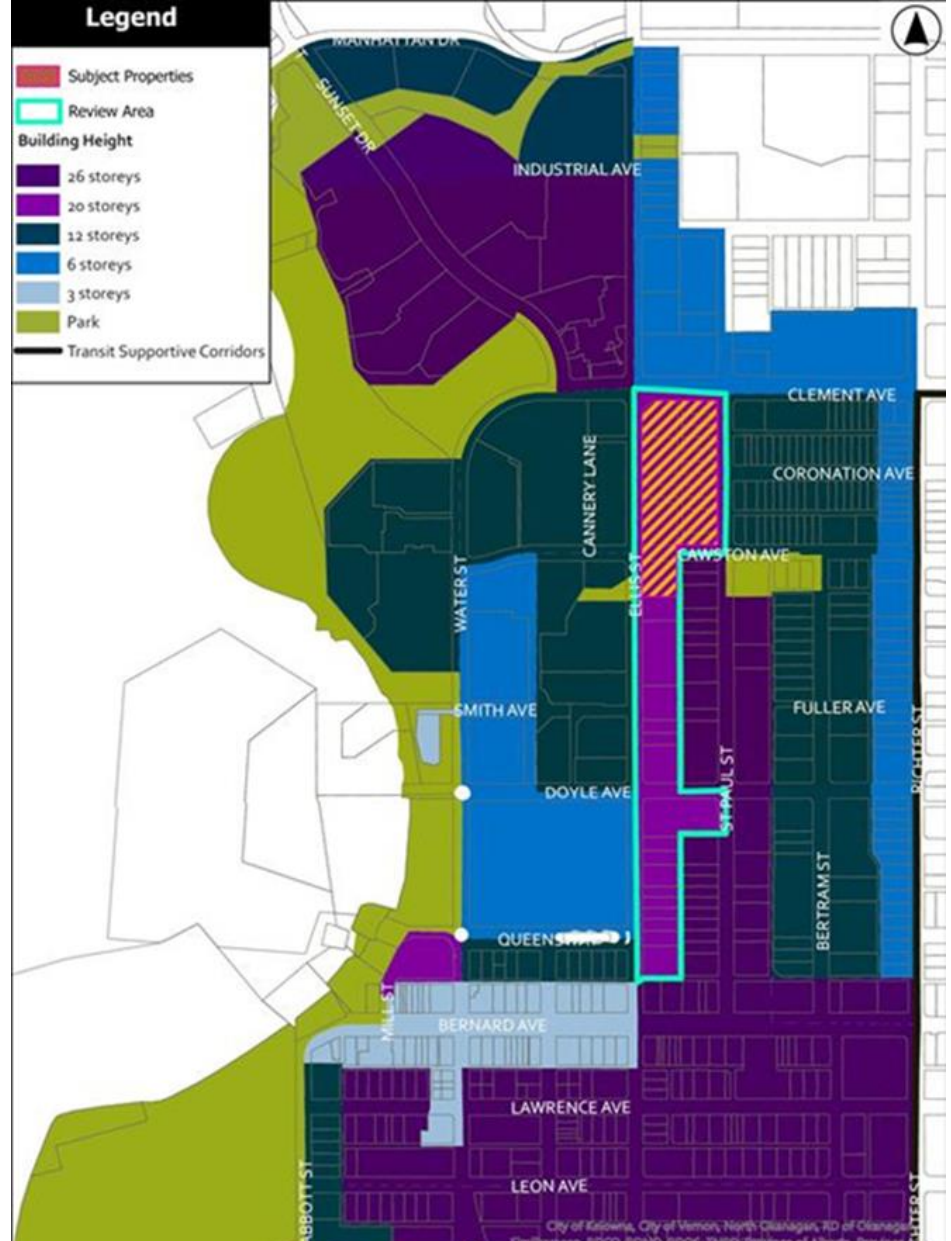


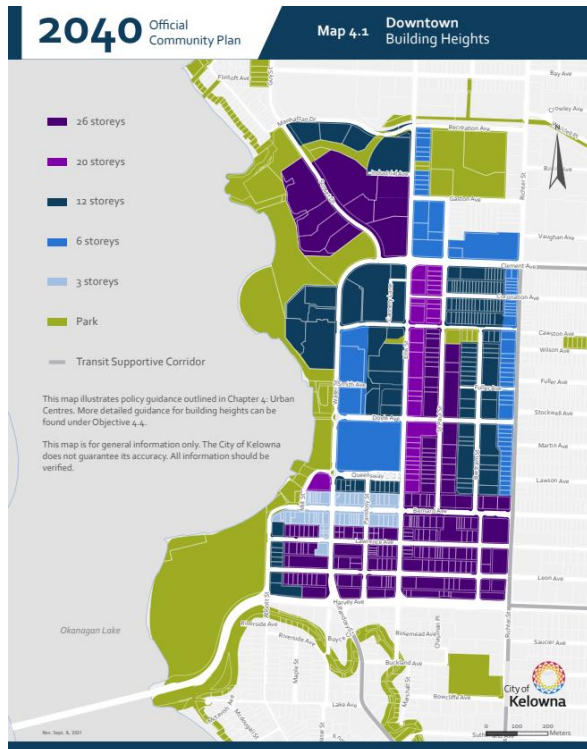
Figure 1: Downtown Building Heights Review Area

# Buildings Under Application

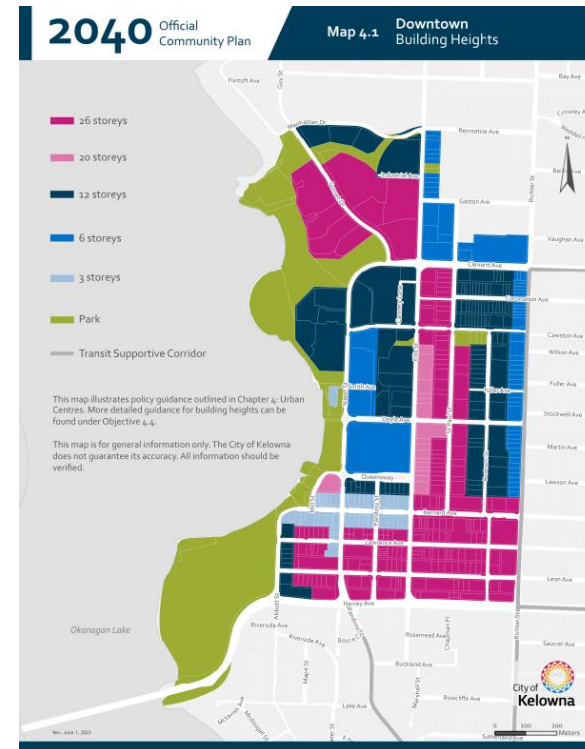


Figure 2: Buildings Under Application (2023)

# Updating Map 4.1 Colours



Existing Map 4.1



Proposed Map 4.1

\*Includes proposed building height changes subject properties

# Staff Recommendation

- ▶ Staff recommend **support** to amend Map 4.1;
  - ▶ Policy 4.4.2 Downtown Skyline
  - ▶ Policy 4.4.3 Taller Downtown Buildings
- ▶ Staff recommend the amended Map 4.1 be forwarded to Public Hearing;
- ▶ Staff recommend that Council consider the Public Hearing to be appropriate consultation (Section 475 Local Government Act).



*Conclusion of Staff Remarks*